Giving Physical Shape to Community

Traditional Neighborhood Design provides a range of housing choices, from apartments over storefronts to single-family homes with yards.
Traditional Neighborhood Design in Idaho

Boise

Mountainside Village
A New Neighborhood for Victor Idaho
SITE

MOUNTAINSIDE VILLAGE
A New Neighborhood for Victor Idaho
Variety of Housing Types
Street-Scapes

MOUNTAINSIDE VILLAGE                              A New Neighborhood for Victor Idaho
COTTAGES

MOUNTAINSIDE VILLAGE                              A New Neighborhood for Victor Idaho
Cottages

Mountainside Village: A New Neighborhood for Victor Idaho
Cottages

MOUNTAINSIDE VILLAGE  A New Neighborhood for Victor Idaho
SIDE YARD
LOT STANDARDS - Residential 65

The Residential 65 house is designed to be a one-and-a-half-story or two story single family detached house. Height will generally be limited by solar envelope regulations rather than maximum height. The primary residence is expected to be over 1800 sf.

Unless otherwise indicated, dimensions are allowed minimums.

A. Lot Depth 150' typical
B. Lot Width 65'
C. Front Setback 25' min.
D. Front Setback 30' max.
E. Porch Depth 6' min.
F. Porch Depth 10' max.

Porches are required to span at least 50% of the length of the front façade of the house.

G. North Side Setback 5' min.
H. South Side Setback 20' min.
I. Side Street Setback 10' min.

At corner lots

J. Garage Depth 28'
K. Garage Width 26'
L. Garage North Side Setback 3' min.
M. Garage South Side Setback 24'
N. Garage Rear Setback 25'
O. Primary Bldg. Height Limit 30'

Buildings must fit in solar envelope. See Diagrams.

P. Protected Solar Envelope 18'-36''

The structure must fit under a plane which slopes up 27.5° from horizontal along a bearing perpendicular to the northerly property line, from a height 18.5' above grade at the northerly property line. Ten linear ft. of structure, at least fifteen feet from the northerly property line may extend through this plane.

Accessory Dwelling Units allowed. Maximum size to be 800 s.f.

Building Entrances:
A Primary pedestrian entrance shall be located along and facing onto the primary public street, a walkway or a park.

Fencing:
A fence 30”-40” in height is permitted along the street frontage and along common lot lines. Privacy fencing up to 60” may be placed on property lines behind the front setback line and along the rear lane.
Boulevard

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**DEVELOPMENT STANDARDS**

**LOT STANDARDS - RES BOULEVARD**

The Boulevard house is designed to be a larger custom two story or a two-and-a-half-story or single family detached house. These houses are designed to have simple, elegant well proportioned two story front elevations creating a street wall to the public spaces of the boulevard.

Unless otherwise indicated, dimensions are allowed minimums.

A Lot Depth 145' min.
B Lot Width 75' min.
C Front Setback 25' min. setback measured to building front.
D Porch Depth 6' min.
E.-F. Side Setbacks 5’ min.
G. Side Street Setback 10’ min.
H Garage Depth 40’ max.
I Garage Width 38’ max.
J,K. Garage Side Setback 5’
L Garage Rear Setback 26’
M Primary Bldg. Height Limit 35’
N Garage / Accessory Unit Height 26’ max
O Height of ground floor (Main House) 18”-36”
P Protected Solar Envelope

The primary home, garage or accessory structure shall must fit under a plane which slopes up 20.0° from horizontal along a bearing perpendicular to the north property line, from a height 17 feet above grade at the north property line. Street trees planted in the right of way shall be deciduous and shall be pruned to allow significant quantities of winter sunlight to penetrate through the branches.

Q Connector

The primary residence may be extended back to connect to the garage. Accessory Dwelling Units allowed over the garage. Maximum size to be 800 s.f.

Roofs:
Primary roof slopes shall be no less than 7:12 nor greater than 12:12
End roof gables shall be symmetrical.

Building Entrances:
A Primary pedestrian entrance shall be located along and facing onto the primary public street.

Front Elevation:
The width of the front elevation shall be at least 80% of the width of the lot at the building line. There shall be no more than 2 corners of the facing on the front elevation. The elevation shall 2 stories for at least 60 of the front elevation. Roof facia lines and porch balcony or trellis lines shall be at specified elevations.

Fencing:
Privacy fencing up to 60” may be placed on property lines behind the front setback line and along the rear lane. See fence standards regarding material use and fence design.
Architectural Prototypes

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Edge

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ACCESSORY UNITS

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MOUNTAIN LODGE

UP TO 4 UNITS
WITH PRIVATE ENTRIES IN ONE GRAND STRUCTURE
Neighborhood Center
Neighborhood Center
Neighborhood Center

Mountainside Village
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Village Pavilion
DEVELOPMENT STANDARDS
VILLAGE WAY

MOUNTAIN VILLAGE
A New Neighborhood for Victor, Idaho
CREEKSIDE WALK

MOUNTAINSIDE VILLAGE

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SOLAR ACCESS

SUN ANGLES - HOUSE SPACING
PRIVACY / SUNLIGHT

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Private Yards
OPEN SPACE NETWORK

MOUNTAINSIDE VILLAGE

A New Neighborhood for Victor Idaho
OPEN SPACE NETWORK

MOUNTAINSIDE VILLAGE
A New Neighborhood for Victor Idaho
MOUNTAINSIDE VILLAGE A New Neighborhood for Victor Idaho
OPEN SPACE NETWORK

MOUNTAINSIDE VILLAGE                              A New Neighborhood for Victor Idaho
Blue Flax Farm
Blue Flax Farms

MOUNTAINSIDE VILLAGE
A New Neighborhood for Victor Idaho
Blue Flax Farm

[Image of vegetables]
OPEN SPACE NETWORK

MOUNTAINSIDE VILLAGE

A New Neighborhood for Victor Idaho
Conventional Layout

- WASTES LAND
- WASTES HABITAT
- WASTES ENERGY
- LESS ATTRACTIVE
- HOMOGENEOUS
- LACK OF COMMUNITY

Range of Lot Size
16,000 SF. To 3 Acres
140 + 34 = 174 lots

Private Property
We Have Choices

**Connected open Space Network**
- Diverse, well connected street & path networks
- Meets a variety of housing needs.
- Mixed use creates good jobs.
- Pedestrian Friendly
- Adaptable
- Attractive

**No open Space Network**
- Poorly connected street & path networks
- Limited variety of housing types.
- Minimal creation of jobs.
- Auto Dominated
- Not Adaptable
- Dull
WASTE DIVERSION

MOUNTAINSIDE VILLAGE - A New Neighborhood for Victor Idaho
WASTE DIVERSION

MOUNTAINSIDE VILLAGE
A New Neighborhood for Victor Idaho
## Mountainside Village Land Use Matrix

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<tr>
<th>Transect Zone</th>
<th>T5</th>
<th>T4</th>
<th>T4</th>
<th>T4</th>
<th>T3</th>
<th>T3</th>
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<td>Residential</td>
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<td>Professional Office</td>
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<td>Yellow</td>
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<tr>
<td>Limited Neighborhood Retail</td>
<td>Brown</td>
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<td>Yellow</td>
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<td>Lodging</td>
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<td>Senior Living</td>
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<td>Community Open Space</td>
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<td>Open Space Natural</td>
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**Open Space**

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<th>ACREs/Zone</th>
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<th>1.8</th>
<th>3.5</th>
<th>34.9</th>
<th>26.4</th>
<th>1.6</th>
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<tr>
<td><strong>% of Whole</strong></td>
<td>1.4%</td>
<td>1.5%</td>
<td>2.8%</td>
<td>28.5%</td>
<td>21.6%</td>
<td>1.3%</td>
<td>12.9%</td>
<td>30.7%</td>
</tr>
</tbody>
</table>

1. Retail limited on ground floor
2. Size limited by allowed building type
3. Utilities will be allowed only in dedicated basement

**Note:**
- See Note 1 for explanation of land use categories.
- See Note 2 for additional details.
TRANSECT

EXHIBIT B-2

MOUNTAINSIDE VILLAGE
LAND USE KEY
- Neighborhood Center 1
- Neighborhood Center 2
- Neighborhood Center 3
- Neighborhood General 1
- Neighborhood General 2
- Neighborhood Edge 1
- Neighborhood Edge 2
- Neighborhood Edge 3
- Neighborhood Edge 4

- Common Open Space & Right of Way
- Natural Open Space

MOUNTAINSIDE VILLAGE
A New Neighborhood for Victor Idaho
Smart Growth Concepts

• Mix land uses
• Take advantage of compact neighborhood design
• Create a variety of housing opportunities and choices
• Create walkable communities
• Foster distinctive, attractive communities with a strong sense of place & community
• Preserve open space, farmland, natural beauty, and critical environmental areas
• Strengthen and direct development toward existing communities
• Provide a variety of transportation choices, Reduce auto reliance
• Save Energy
• Adaptable to a variety of uses and change over time
SUSTAINABLE FEATURES  MOUNTAINSIDE VILLAGE
VICTOR IDAHO

• TRADITIONAL NEIGHBORHOOD DESIGN
  A new node of density is being created contiguous with an existing city, avoiding sprawl
  Pedestrian friendly, increased transportation options & reduced reliance on automobiles
  Empowers the young and old as they can walk or bike to desired destinations
  Mix of uses promotes a strong & sustainable local economy
  Civic area contains sites for religious & educational structures.
  40% Open Space
  Connected pathway system
  Variety of housing options.
  Porches and balconies encourage human interaction.

• ECOSYSTEM PROTECTION
  Protected wildlife & riparian habitat & corridors.
  Storm water percolates to maintain pre development hydrological condition

• FOOD PRODUCTION
  On site organic community supported agriculture garden (CSA) garden and orchard.

• PROTECTED SOLAR ACCESS

• GREEN BUILDING & LANDSCAPE GUIDELINES
  Promote conservation of energy and natural recourses
  Promote use of solar energy
  Conserve water
  Promote recycling
  Reduce light pollution
  Design for human and environmental health
Community Enhancement

- Mountainside Foundation
- Mountainside Institute
- To support local community needs in
  - arts, education, economic development, resource protection, recreation, community design &...
SMART GROWTH
SITE

A TYPICAL COLD CLEAR WINTER MORNING VIEW FROM Mt. GLORY

JACKSON HOLE TO THE EAST

SUNNY VICTOR VICTOR ID TO THE WEST

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